

Appendix D(xi)

Site Assessments by Area

Winchester

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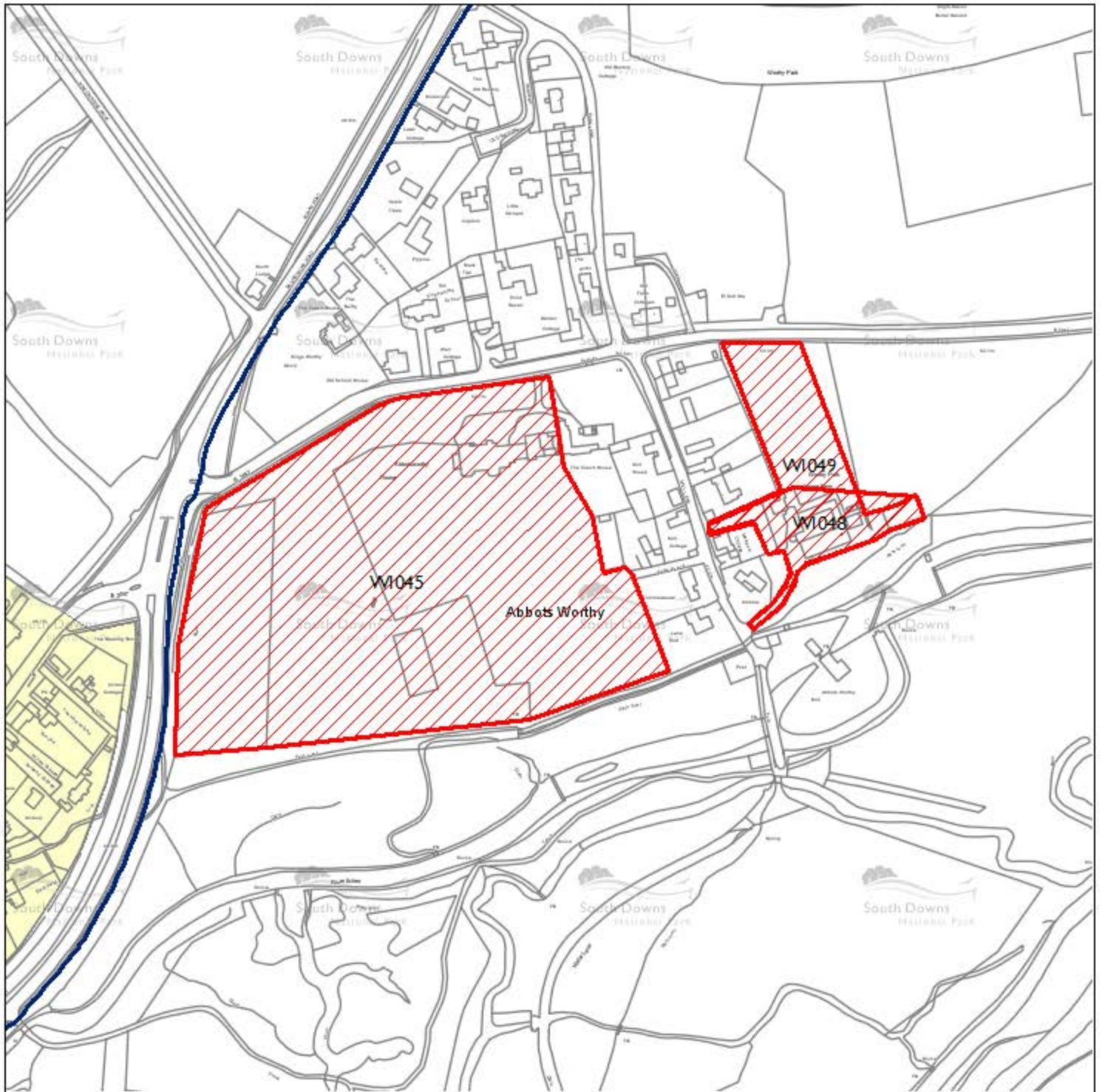
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Site Assessments by Settlement




Abbots Worthy

Settlement Map

Abbots Worthy



Key

- Recommendation  South Downs National Park Boundary (where applicable)
-  Rejected  Settlement Boundary

Site Ref	Site Address	Settlement	Parish	Recommendation	Total Yield	0-5 Years	6-10 Years	11-15 Years	Rejected/Excluded Reason
Settlement Abbots Worthy									
WI045	Land at Abbots Worthy House	Abbots Worthy	Kings Worthy	Rejected	0	0	0	0	Development on the site would have a potential adverse impact on the character and appearance of the landscape. Development on the site would have a potential adverse impact on heritage assets.
WI048	Mill Lane Farm, Mill Lane	Abbots Worthy	Kings Worthy	Rejected	0	0	0	0	Development on the site would have a potential adverse impact on the character and appearance of the landscape. Development on the site would have a potential adverse impact on heritage assets.
WI049	Mill Lane Farm, Mill Lane	Abbots Worthy	Kings Worthy	Rejected	0	0	0	0	Development on the site would have a potential adverse impact on the character and appearance of the landscape. Development on the site would have a potential adverse impact on heritage assets.

Total by Settlement	0	0	0	0
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Site Ref	Site Address	Summary of Landscape Assessment	Summary of Suitability	Suitable	Summary of Availability	Available	Summary of Achievability	Achievable	Reason for Rejection
Settlement Abbots Worthy									
WI045	Land at Abbots Worthy House	Medium/High Sensitivity Based on aerial photography and local context. Significant mature tree stands on site, further research required. Cultural heritage advice needed.	The site is within the conservation area, within an area listed in the Hampshire Parks and Gardens Register and there are a number of listed buildings in close proximity. Abbots Worthy House is considered to be a heritage asset and the front boundary wall is Grade II listed. There is a lot of tree cover on the site. There is a public right of way which runs along the southern boundary of the site. A Site of Special Scientific Interest (SSSI) abuts the southern boundary and the site is located within an SSSI Impact Risk Zone (IRZ) (requiring additional advice from Natural England).	No	The is being actively promoted.	Yes	There is no reason to indicate why development on the site could not be achieved.	Yes	Development on the site would have a potential adverse impact on the character and appearance of the landscape. Development on the site would have a potential adverse impact on heritage assets.
WI048	Mill Lane Farm, Mill Lane	Medium/High Sensitivity Medium High Landscape Sensitivity due to surrounding highly designated & valued context and existing public right of way weighed against PDL status with reasonably benign small scale agricultural buildings. Bespoke redevelopment would be possible given the PDL status but with great care.	The site sits alongside the River Itchen and a footpath running along the river borders the southern boundary of the site. There is a Site of Special Scientific Interest (SSSI) in close proximity to the site and the site is located within an SSSI Impact Risk Zone (IRZ) (requiring additional advice from Natural England).The whole site is within the conservation area and is adjacent to a Grade II Listed Building. There are a number of derelict agricultural buildings on the site. There is a tree preservation order area which covers the area north of	No	The site has a single owner and has been recently submitted for consideration. It is expected to come forward in the first 5 years.	Yes	There is no reason to indicate why development on the site could not be achieved.	Yes	Development on the site would have a potential adverse impact on the character and appearance of the landscape. Development on the site would have a potential adverse impact on heritage assets.

Site Ref	Site Address	Summary of Landscape Assessment	Summary of Suitability	Suitable	Summary of Availability	Available	Summary of Achievability	Achievable	Reason for Rejection
WI048	Mill Lane Farm, Mill Lane		the site and small areas of the site (to north and east).	No		Yes		Yes	
WI049	Mill Lane Farm, Mill Lane	High Sensitivity High Landscape Sensitivity due to public right of way and adjoining historic settlement pattern.	This site consists of WI048 and an extended boundary which runs alongside the properties along Mill Lane, up to road to the north (B3047). The site sits alongside the River Itchen and a footpath running along the river borders the southern boundary of the site. There is a Site of Special Scientific Interest (SSSI) in close proximity to the site and the site is located within an SSSI Impact Risk Zone (IRZ) (requiring additional advice from Natural England). The southern part of the site is within the conservation area and there are a number of Grade II Listed Buildings adjacent. There are a number of derelict agricultural buildings on the southern part of the site. There is a tree preservation order area which covers the northern and eastern section of the site.	No	The site has a single owner and has been recently submitted for consideration. It is expected to come forward in the first 5 years.	Yes	There is no reason to indicate why development on the site could not be achieved.	No	Development on the site would have a potential adverse impact on the character and appearance of the landscape. Development on the site would have a potential adverse impact on heritage assets.

South Downs National Park

Strategic Housing Land Availability Assessment 2014

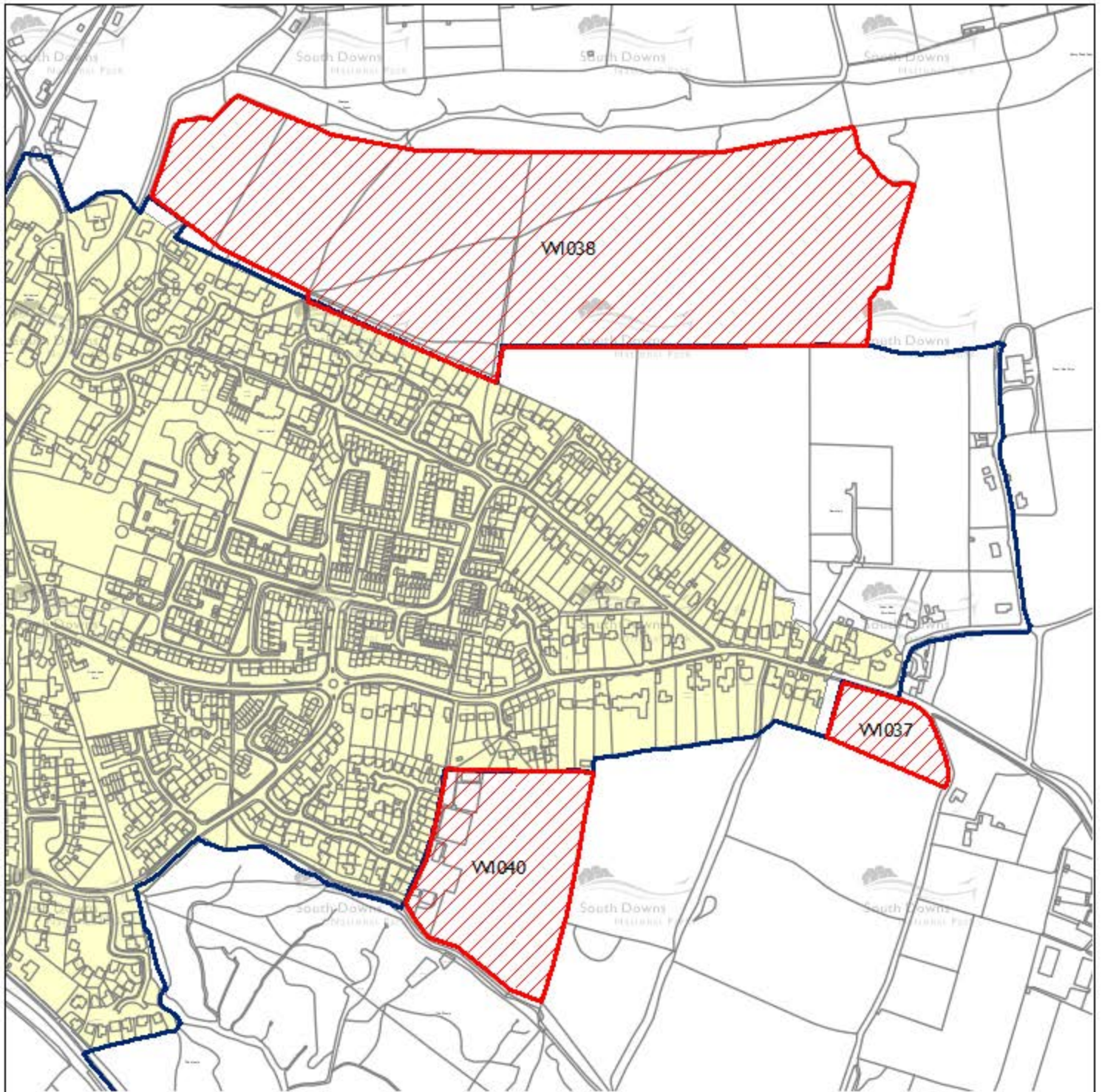
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Site Assessments by Settlement




Bishops Waltham

Settlement Map

Bishops Waltham



Key

- Recommendation  South Downs National Park Boundary (where applicable)
-  Rejected  Settlement Boundary

Site Ref	Site Address	Settlement	Parish	Recommendation	Total Yield	0-5 Years	6-10 Years	11-15 Years	Rejected/Excluded Reason
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Settlement Bishops Waltham

WI037	Land at Hoe Road/Suetts Lane	Bishops Waltham	Bishops Waltham	Rejected	0	0	0	0	The site does not relate well to the existing settlement pattern and development on the site would have a potential adverse impact on the character and appearance of the landscape.
WI038	Land off Rareridge Lane	Bishops Waltham	Bishops Waltham	Rejected	0	0	0	0	Development on the site would have a potential adverse impact on the character and appearance of the landscape.
WI040	Hoe Road Sports Ground	Bishops Waltham	Bishops Waltham	Rejected	0	0	0	0	Development on the site is not currently considered to be achievable.

Total by Settlement

0

0

0

0

Site Ref	Site Address	Summary of Landscape Assessment	Summary of Suitability	Suitable	Summary of Availability	Available	Summary of Achievability	Achievable	Reason for Rejection
Settlement Bishops Waltham									
WI037	Land at Hoe Road/Suetts Lane	Medium/High Sensitivity Medium high sensitivity due to the scale of the site and poor relationship to settlement pattern in this transition area. High visibility of the site would impact on the settlement edge qualities and transition to National Park.	The area of the site considered for development is focused on the northern portion of the site which extends south in line with existing residential boundaries to the west. The remainder of the site is available for open space/landscaping. This part of the site is within an Sites of Importance for Nature Conservation (SINC) and is adjacent to a Local Nature Reserve on western and southern boundary. There are three Grade II Listed Buildings opposite the site to the north. The site is considered to have minimal connection with existing properties to north western corner, otherwise the site is poorly connected and unrelated to the settlement pattern.	No	The site is in single ownership and the owner has previously indicated that the site would be available immediately.	Yes	There is no reason to indicate why development on the site is not achievable.	Yes	The site does not relate well to the existing settlement pattern and development on the site would have a potential adverse impact on the character and appearance of the landscape.
WI038	Land off Rareridge Lane	Medium/High Sensitivity Medium high sensitivity due to the scale of the site and poor relationship to settlement pattern	This is a substantial and visually prominent site on the edge of the settlement. As the landscape assessment highlights, it does not relate well to the existing settlement pattern. The south eastern corner of the site is in close proximity to the Conservation Area. The site abuts a Local Wildlife site and a Biodiversity Opportunity Area to the north. There is a Public Right of Way running through the site,	No	The site is being promoted by joint owners and had been recently submitted for consideration.	Yes	There has been no indication of the proposed access to the site.	No	Development on the site would have a potential adverse impact on the character and appearance of the landscape.

Site Ref	Site Address	Summary of Landscape Assessment	Summary of Suitability	Suitable	Summary of Availability	Available	Summary of Achievability	Achievable	Reason for Rejection
			which appears well used.						
WI040	Hoe Road Sports Ground	Medium Sensitivity Existing peri-urban activity on the site with buildings and structures along the western edge reduce landscape sensitivity. Formal sports activity reduces rural qualities. Likely to have high community value, alternative site likely to be required for sports.	The site is adjacent to existing residential development to the north and west and is enclosed to the south and east by mature hedgerows. The site slopes to the south towards adjoining Site of Special Identified Interest and Local Nature Reserve. The site and the site is located within an SSSI Impact Risk Zone (IRZ) (may require additional advice from Natural England). The site is also adjacent to an Site of Nature Conservation Interest (SNCI) to the east. Given the current use as a recreation ground and the value it is likely to hold to the community, it would need to be demonstrated that the loss of the recreation land is acceptable and established as to how replacement land could be provided elsewhere.	Yes	The site is in a single ownership and the owner has previously indicated that the site would be available for development in 2017. Availability would be subject to alternative recreation space being available/provided.	No	Access to the site is through a narrow lane off Hoe Road and exit via Hambledon Springs, a narrow residential road. Development of this site would increase traffic using these access points and surrounding roads. This would need to be considered further to demonstrate achievability	No	Development on the site is not currently considered to be achievable.

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Site Assessments by Settlement


Cheriton

Settlement Map

Cheriton



Key

Recommendation  South Downs National Park Boundary (where applicable)

 Rejected

Site Ref	Site Address	Settlement	Parish	Recommendation	Total Yield	0-5 Years	6-10 Years	11-15 Years	Rejected/Excluded Reason
Settlement Cheriton									
WI043	The Hinton Arms, Petersfield Road	Cheriton	Bramdean and Hinton Ampner	Rejected	0	0	0	0	Development on the site would have a potential adverse impact on the character and appearance of the landscape. The site is not considered suitable to yield 5 or more homes.
Total by Settlement					0	0	0	0	

Site Ref	Site Address	Summary of Landscape Assessment	Summary of Suitability	Suitable	Summary of Availability	Available	Summary of Achievability	Achievable	Reason for Rejection
Settlement Cheriton									
W1043	The Hinton Arms, Petersfield Road	Medium Sensitivity Medium sensitivity due to impacts on the adjacent parkscape and large scale of site. Poor relationship to settlement pattern. Limited visual impact in wider landscape.	The area of the site proposed suggests that the pub will be retained. The site is located within an Site of Special Scientific Interest (SSSI) Impact Risk Zone (IRZ) (may require additional advice from Natural England). The site is adjacent to Hinton Ampner House and Garden, a Grade II Listed Building and historic parkscape. The majority of the site, to the rear of the pub, has limited connection to the existing settlement. Due to the potential impact on the adjoining parkscape and the topography of the site, it is considered that the site may be suitable in principle for a small number of units around the existing public house. However, the suitable yield is expected to be lower than 5 units.	No	The site is in single ownership and the owner has previously indicated that the site would be available immediately.	Yes	There is no reason to indicate why development on the site is not achievable.	Yes	Development on the site would have a potential adverse impact on the character and appearance of the landscape. The site is not considered suitable to yield 5 or more homes.

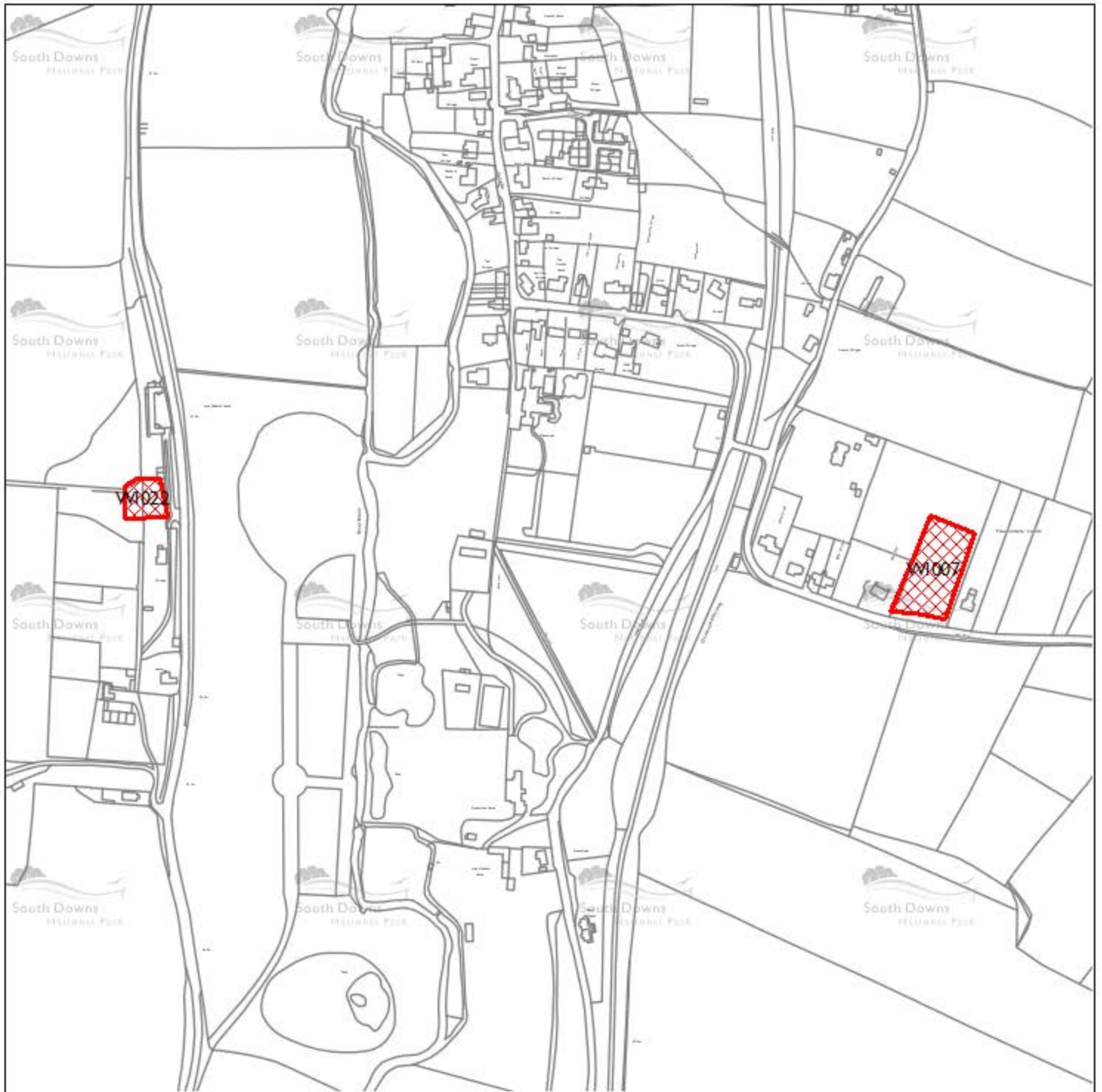
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Site Assessments by Settlement


Corhampton

Settlement Map

Corhampton



Key

Recommendation  South Downs National Park Boundary (where applicable)

 Excluded

Site Ref	Site Address	Settlement	Parish	Recommendation	Total Yield	0-5 Years	6-10 Years	11-15 Years	Rejected/Excluded Reason
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Settlement Corhampton

WI007	Stoke Down, New Road	Corhampton	Corhampton and Meonstoke	Excluded	0	0	0	0	The site is not considered to be previously developed land, is outside a settlement and is detached and unrelated to that settlement.
WI022	Land adjacent to Long Paddock House	Corhampton	Droxford	Excluded	0	0	0	0	The site is not considered suitable to yield 5 or more homes.

Total by Settlement	0	0	0	0
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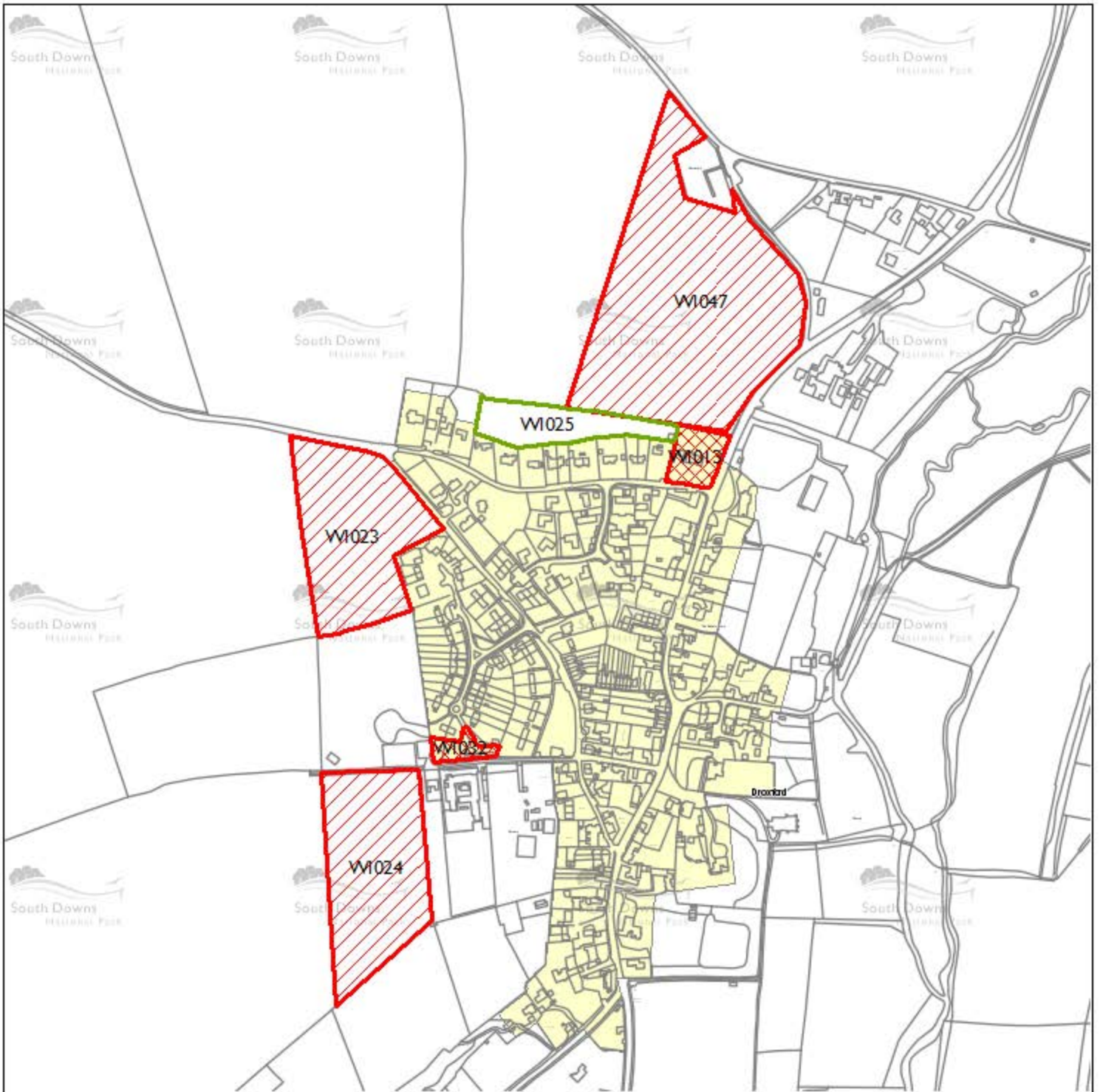
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Site Assessments by Settlement

Droxford

Settlement Map

Droxford



Key


Recommendation

 Has Potential (Deliverable or Developable)

 Rejected

 Excluded

 South Downs National Park Boundary (where applicable)

 Settlement Boundary

Site Ref	Site Address	Settlement	Parish	Recommendation	Total Yield	0-5 Years	6-10 Years	11-15 Years	Rejected/Excluded Reason
Settlement Droxford									
WI013	Townsend, North Lane,	Droxford	Droxford	Excluded	0	0	0	0	As of 1st April 2014, there is an extant planning permission for residential development on the site which is listed in Appendix D and the dwellings are counted under the different element of supply.
WI023	Land at Union Lane	Droxford	Droxford	Rejected	0	0	0	0	Development on the site would have a potential adverse impact on the character and appearance of the landscape.
WI024	Land adjoining the Primary School	Droxford	Droxford	Rejected	0	0	0	0	Development on the site would have a potential adverse impact on the character and appearance of the landscape.
WI025	Northend Lane	Droxford	Droxford	Has Potential (Deliverable)	11	0	11	0	Not Applicable.
WI032	The Park,	Droxford	Droxford	Excluded	0	0	0	0	The site is not considered suitable to yield 5 or more homes.

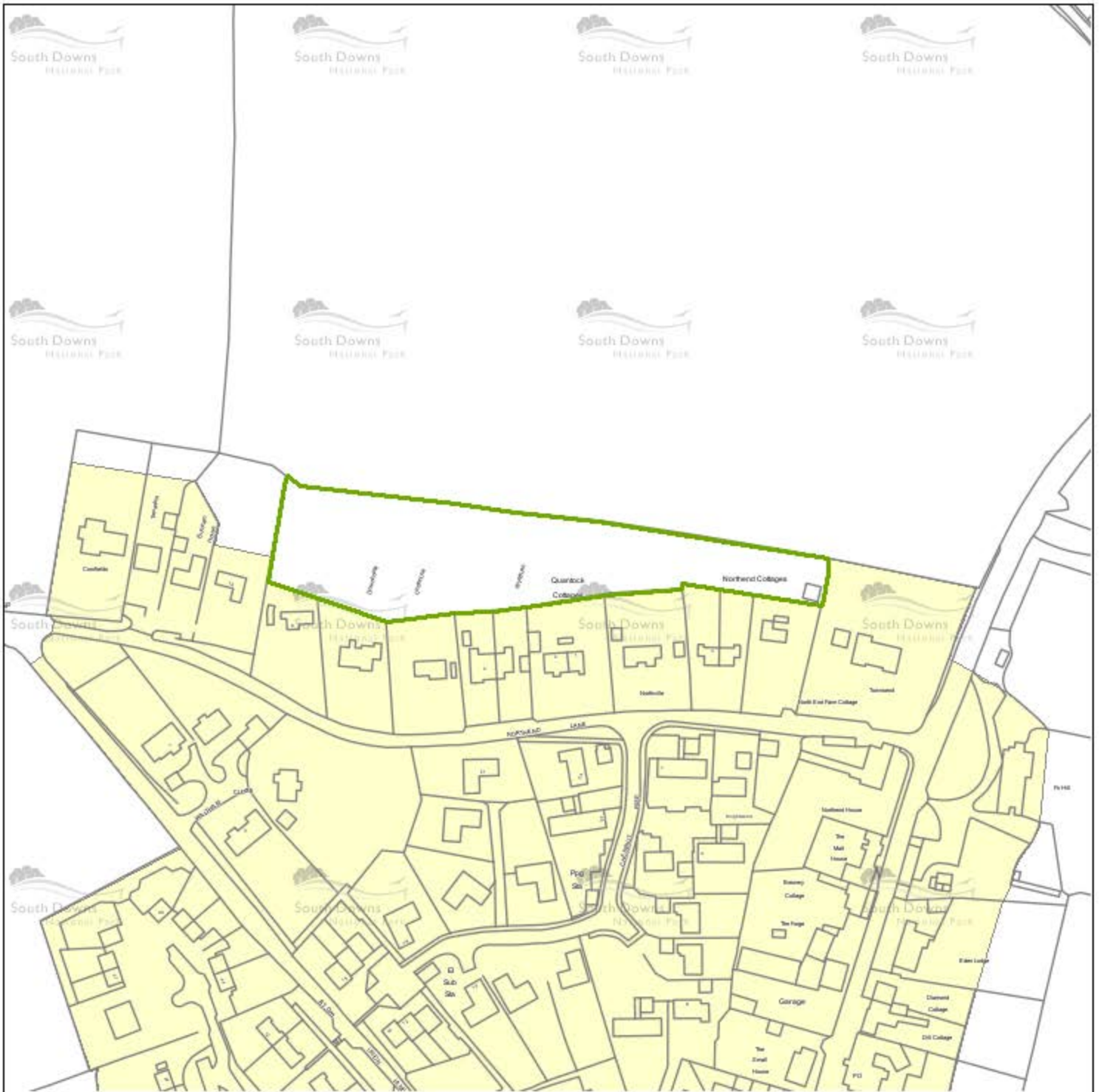
Site Ref	Site Address	Settlement	Parish	Recommendation	Total Yield	0-5 Years	6-10 Years	11-15 Years	Rejected/Excluded Reason
WI047	Land at Garrison Hill	Droxford	Droxford	Rejected	0	0	0	0	Development on the site would have a potential adverse impact on the character and appearance of the landscape.

Total by Settlement	11	0	11	0
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WI025

Northend Lane

Droxford



Key

Recommendation

Has Potential (Deliverable)



South Downs National Park Boundary (where applicable)

Settlement Boundary

Site Reference
WI025

Area
Winchester

Site Address
Northend Lane

Settlement
Droxford
Parish
Droxford

Source
Previously assessed by Borough/District Council

Current Use
Vacant Land

Summary of Landscape Assessment
Medium Sensitivity, the site is on the edge of the settlement and likely impacts from gaining access.

Summary of Suitability	Is the site suitable?
The site is a long narrow land parcel which is adjacent to the rear gardens of neighbouring properties. The site is largely contained by existing built form and topography and is not widely visible. Given the conclusions of the landscape assessment, the site is considered suitable for small scale development, in keeping with the adjoining residential properties.	Yes

Summary of Availability	Is the site available?
The site is in single ownership and the owner has previously indicated that the site would be available immediately.	Yes

Summary of Achievability	Is development on the site achievable?
There is no reason to indicate why development on the site is not achievable.	Yes

Assessment Recommendation	Has Potential (Deliverable)
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Reason for Rejection
Not Applicable.

Site Area (Ha)	Site Density (dph)	Estimated Yield	0-5 years	6-10 years	11-15 years
0.7	16	11	0	11	0

Site Ref	Site Address	Summary of Landscape Assessment	Summary of Suitability	Suitable	Summary of Availability	Available	Summary of Achievability	Achievable	Reason for Rejection
Settlement Droxford									
WI023	Land at Union Lane	Medium/High sensitivity Poor relationship to settlement pattern, elevated and visible large scale site out of scale with settlement.	The eastern boundary adjoins the rear of properties in the southern corner. The remaining boundaries are facing onto open countryside and the site does not relate well to the settlement pattern as a result. Whilst there is some the limited boundary screening, the site from the surrounding area and is a large open field adjacent to the settlement. The site is adjacent to a Sites of Importance for Nature Conservation (SINC) at the south west corner. Therefore, given the conclusions of the landscape assessment, the site is not considered suitable.	No	The site is in single ownership and the owner has previously indicated that the site would be available immediately.	Yes	There is no reason to indicate why development on the site is not achievable.	No	Development on the site would have a potential adverse impact on the character and appearance of the landscape.
WI024	Land adjoining the Primary School	High Sensitivity The site is located in a dry valley with poor access, poor relationship to settlement pattern and significant likely impact on local views from public right of way.	The open field which forms the site has no distinct boundaries and is open to views on all sides. This is exacerbated by the bowl shaped valley in which the site is located. The site is visible from the Wayfarers Walk, long distance way marked trail which runs along the southern boundary of the site. It is not considered well related to the existing settlement. The site is adjacent to a Sites of Importance for Nature Conservation (SINC), which abuts the north west corner of the site. Therefore, given the conclusions of the landscape assessment, the site is not considered suitable.	No	The site is in single ownership and the owner has previously indicated that the site would be available immediately.	Yes	There is a narrow road leading to the site and existing access via a narrow track, which may not be suitable for an increase in use and is likely to require redesign which would have an impact on existing character.	Yes	Development on the site would have a potential adverse impact on the character and appearance of the landscape.

Site Ref	Site Address	Summary of Landscape Assessment	Summary of Suitability	Suitable	Summary of Availability	Available	Summary of Achievability	Achievable	Reason for Rejection
WI047	Land at Garrison Hill		A large and prominent site located to the north of the settlement. The site is slopes up to the north and is not considered to be well related to the settlement.	No	The site has a single owner and has been recently submitted for consideration. It is expected to come forward in the first 5 years.	Yes	A safe and appropriate access would need to be achieved. There are no other reasons to indicate why development could not be achieved.	Yes	Development on the site would have a potential adverse impact on the character and appearance of the landscape.

Appendix D(xi) - Winchester

Site Assessments by Settlement


Exton

Settlement Map

Exton



Key

Recommendation  South Downs National Park Boundary (where applicable)

 Rejected

Site Ref	Site Address	Settlement	Parish	Recommendation	Total Yield	0-5 Years	6-10 Years	11-15 Years	Rejected/Excluded Reason
Settlement Exton									
WI050	Land alongside Church Lane	Exton	Exton	Rejected	0	0	0	0	Development on the site would have a potential adverse impact on the character and appearance of the landscape.
WI051	Land North of Beacon Hill Lane and East of The White Way	Exton	Exton	Rejected	0	0	0	0	Development on the site would have a potential adverse impact on the character and appearance of the landscape.
Total by Settlement					0	0	0	0	

Site Ref	Site Address	Summary of Landscape Assessment	Summary of Suitability	Suitable	Summary of Availability	Available	Summary of Achievability	Achievable	Reason for Rejection
Settlement Exton									
WI050	Land alongside Church Lane	Medium/High Sensitivity The site is in a sensitive location for meeting the threshold of 5 units or more. Access and infrastructure would be likely to be detrimental to village character and open the site to a degree which would cause landscape impacts beyond the village.	The site is within the conservation area. There are a number of protected trees on the site (mainly scattered along road frontage and in the centre of site). There is a Tree Preservation Order area along and within the western and north western boundary. There is a Grade II listed building to the south west and other Grade II listed buildings in close proximity.	No	The site is considered available and has recently been submitted.	Yes	There is no reason to indicate why development on the site is not achievable.	Yes	Development on the site would have a potential adverse impact on the character and appearance of the landscape.
WI051	Land North of Beacon Hill Lane and East of The White Way	High Sensitivity High Landscape Sensitivity due to elevated location away from the village and highly visible location adjacent to PROW and from the wider landscape.	There is a Grade II listed building adjacent to the south east. The site is adjacent to the conservation (to south and east). There is a public right of way running along the northern boundary.	No	The site is considered available and has recently been submitted.	Yes	There is no reason to indicate why development on the site is not achievable.	Yes	Development on the site would have a potential adverse impact on the character and appearance of the landscape.

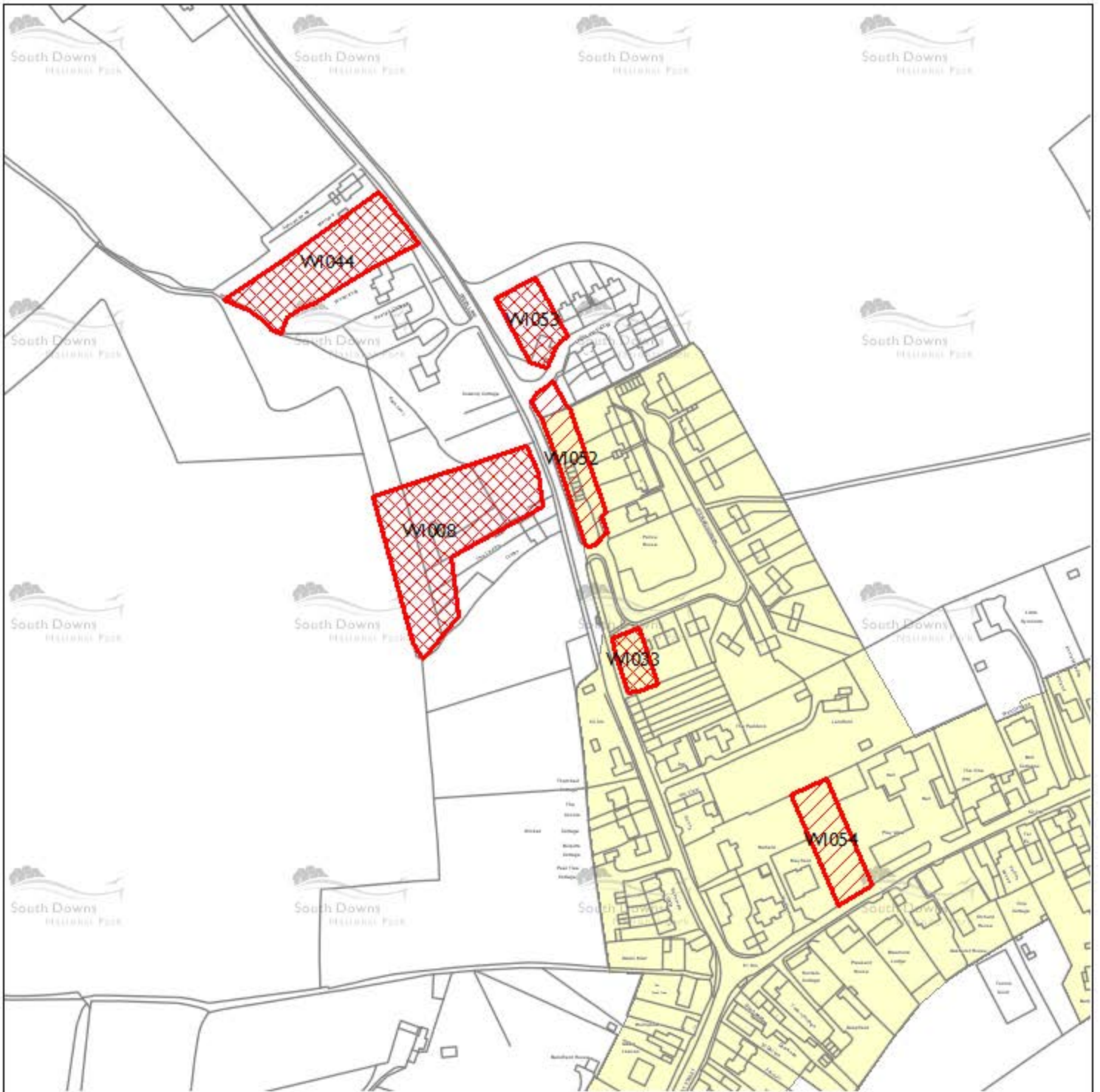
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Site Assessments by Settlement





Hambledon

Settlement Map

Hambledon



Key

- Recommendation  South Downs National Park Boundary (where applicable)
-  Rejected
-  Excluded
-  Settlement Boundary

Site Ref	Site Address	Settlement	Parish	Recommendation	Total Yield	0-5 Years	6-10 Years	11-15 Years	Rejected/Excluded Reason
Settlement Hambledon									
WI008	Green Lane	Hambledon	Hambledon	Excluded	0	0	0	0	Site is largely within a Local Wildlife Site (SINC) and the part of the site not within this designation would not be suitable to yield 5 or more dwellings.
WI033	Stewarts Green	Hambledon	Hambledon	Excluded	0	0	0	0	The site is not considered suitable to yield 5 or more homes.
WI044	Land adjacent to Woodlands, Green Lane,	Hambledon	Hambledon	Excluded	0	0	0	0	The site is not considered to be previously developed land, is outside a settlement and is detached and unrelated to that settlement.
WI052	Land off Stewarts Green	Hambledon	Hambledon	Rejected	0	0	0	0	There is no evidence that the site is available or being actively promoted. Flood risk.
WI053	Land west of 1 Lashly Meadow	Hambledon	Hambledon	Excluded	0	0	0	0	The site is not considered suitable to yield 5 or more homes.
WI054	Land adjacent to Village Hall, West Street	Hambledon	Hambledon	Rejected	0	0	0	0	There is no evidence that the site is available or being actively promoted. Development on the site is not currently considered to be achievable. Flood risk.
Total by Settlement					0	0	0	0	

Site Ref	Site Address	Summary of Landscape Assessment	Summary of Suitability	Suitable	Summary of Availability	Available	Summary of Achievability	Achievable	Reason for Rejection
Settlement Hambleton									
WI052	Land off Stewarts Green	Low Sensitivity Low Landscape Sensitivity due to surrounding development and existing PDL status.	The site consists of garages and a grassed area of land to the north. The site is almost entirely covered by flood zone 2 and 3.	No	The garages are in use and it is not clear if the site is currently available.	No	There are no reasons to indicate why development on the site could not be achieved.	Yes	There is no evidence that the site is available or being actively promoted. Flood risk.
WI054	Land adjacent to Village Hall, West Street	Medium Sensitivity Medium Landscape Sensitivity due to location within Conservation Area - historic environment advice needed.	The whole of the site is located within flood zone 2 and 3. The site frontage onto West Street consists of a flint wall and mature hedgerow, which includes protected trees. The site is located within the conservation area and adjacent to a Grade II listed building (to the west).	No	There is no evidence that the site is available.	No	A new access to the site would need to be created.	No	There is no evidence that the site is available or being actively promoted. Development on the site is not currently considered to be achievable. Flood risk.

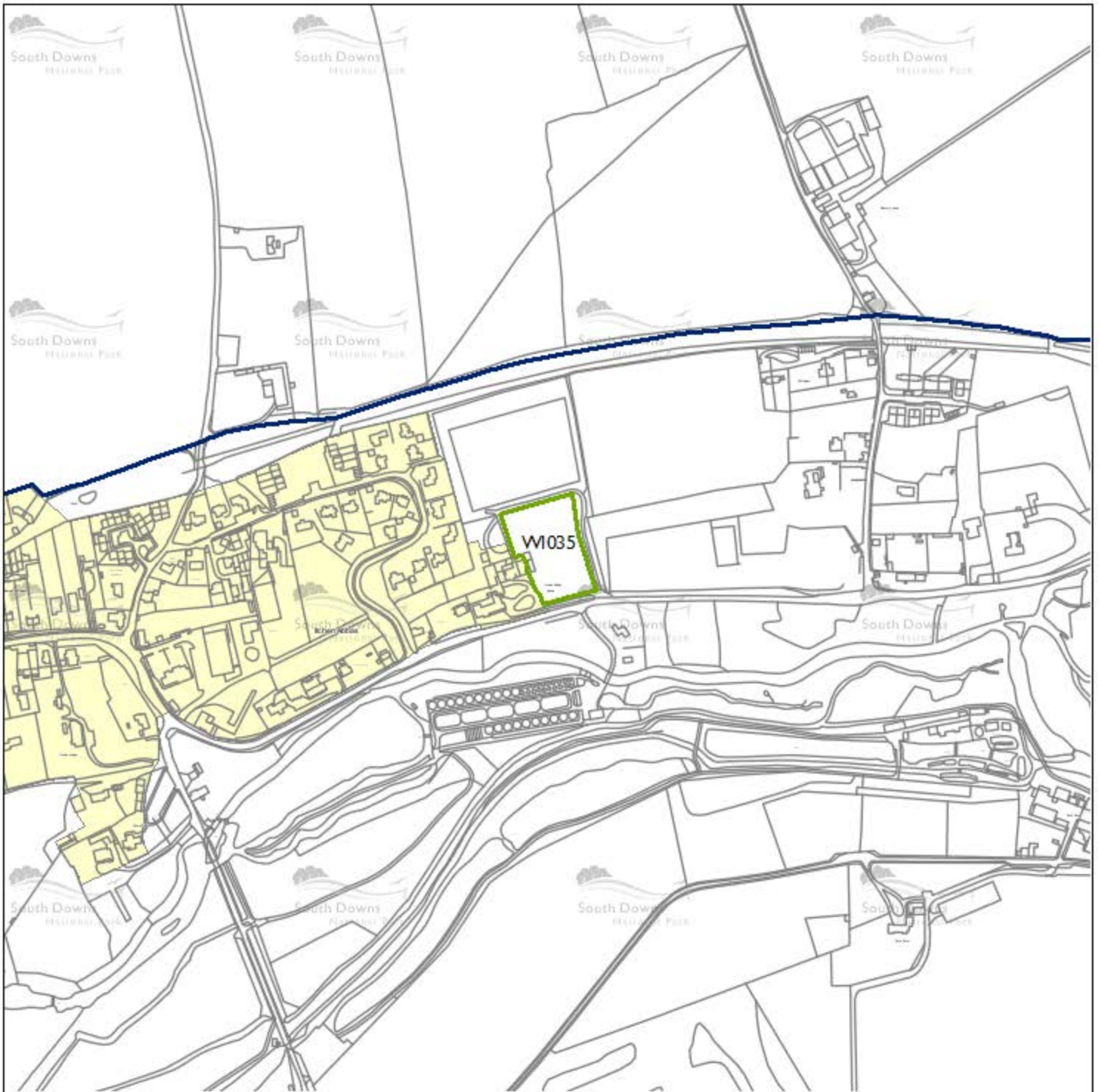
Appendix D(xi) - Winchester

Site Assessments by Settlement

Itchen Abbas

Settlement Map

Itchen Abbas




Key

Recommendation

 Has Potential (Deliverable or Developable)

 South Downs National Park Boundary (where applicable)

 Settlement Boundary

Site Ref	Site Address	Settlement	Parish	Recommendation	Total Yield	0-5 Years	6-10 Years	11-15 Years	Rejected/Excluded Reason
Settlement Itchen Abbas									
WI035	Itchen Abbas House,	Itchen Abbas	Itchen Valley	Has Potential (Deliverable)	8	8	0	0	Not Applicable.
Total by Settlement					8	8	0	0	

WI035

Itchen Abbas House,

Itchen Abbas



Key

Recommendation

Has Potential (Deliverable)



South Downs National Park Boundary (where applicable)



Settlement Boundary

Site Reference
WI035

Area
Winchester

Site Address
Itchen Abbas House,

Settlement
Itchen Abbas
Parish
Itchen Valley

Source
Previously assessed by Borough/District Council

Current Use
Residential Garden

Summary of Landscape Assessment
Low/Medium Sensitivity Landscape impact could be minimised provided development is well designed and in character with the surrounding built form.

Summary of Suitability	Is the site suitable?
The site is set within the established mature grounds of Itchen Abbas House. It is located at the lowest part of the site and relates well to surrounding built form and the settlement pattern. The site is in close proximity to the River Itchen Site of Special Scientific Interest (SSSI) and Special Area of Conservation (SAC). The site is located within an SSSI Impact Risk Zone (IRZ) (requiring additional advice from Natural England). The site is in close proximity to Avington Park (Grade II*) Registered Park and Garden. The site is located within 250m of an Historic Landfill Site. Subject to potential constraints identified, the site is considered suitable for small scale development, which will need to be carefully and sensitively designed.	Yes

Summary of Availability	Is the site available?
The site is in single ownership and the owner has previously indicated that the site would be available immediately.	Yes

Summary of Achievability	Is development on the site achievable?
There is no reason to indicate why development on the site is not achievable.	Yes

Assessment Recommendation	Has Potential (Deliverable)
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Reason for Rejection
Not Applicable.

Site Area (Ha)	Site Density (dph)	Estimated Yield	0-5 years	6-10 years	11-15 years
0.7	10	8	8	0	0

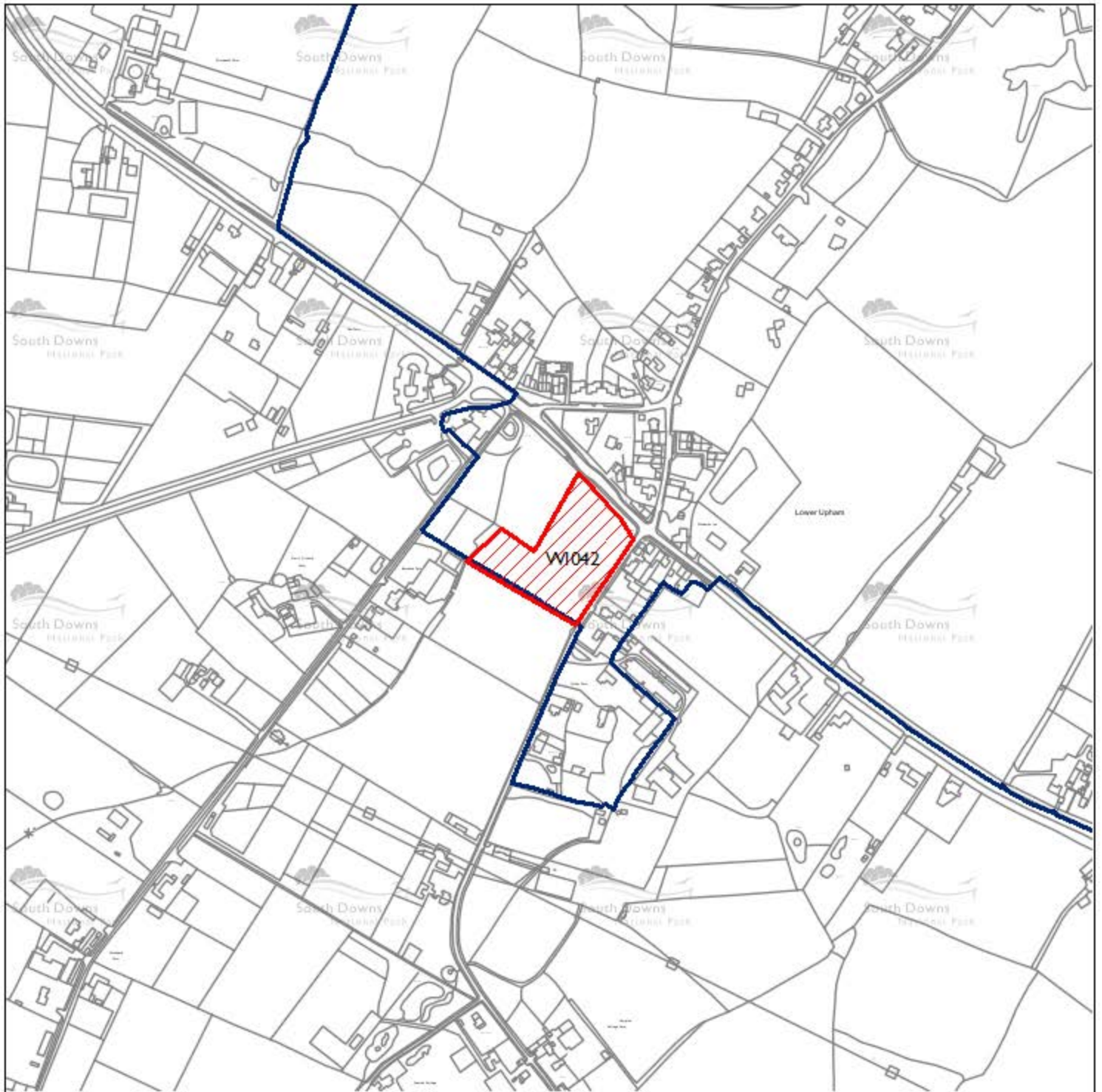
Appendix D(xi) - Winchester

Site Assessments by Settlement


Lower Upham

Settlement Map

Lower Upham



Key

Recommendation  South Downs National Park Boundary (where applicable)

 Rejected

Site Ref	Site Address	Settlement	Parish	Recommendation	Total Yield	0-5 Years	6-10 Years	11-15 Years	Rejected/Excluded Reason
Settlement Lower Upham									
WI042	Land opposite the Post Office and shop	Lower Upham	Upham	Rejected	0	0	0	0	Development on the site would have a potential adverse impact on the character and appearance of the landscape. There is no evidence that the site is available or being actively promoted.
Total by Settlement					0	0	0	0	

Site Ref	Site Address	Summary of Landscape Assessment	Summary of Suitability	Suitable	Summary of Availability	Available	Summary of Achievability	Achievable	Reason for Rejection
Settlement Lower Upham									
WI042	Land opposite the Post Office and shop	High Sensitivity This is an isolated and prominent fieldscape related to the adjoining Sites of Importance for Nature Conservation (SINC) which forms the setting for the SDNP boundary on the west side of the B2177	The site is on the edge of the National Park Boundary. It is not considered to be well related to the settlement and is situated in a visibly prominent location opposite the village core. Due to this, and the landscape assessment conclusions, the site is not considered suitable.	No	The site is in single ownership, however there is no further information on availability or recent activity to suggest that the site is available.	No	There is no reason to indicate why development on the site is not achievable.	Yes	Development on the site would have a potential adverse impact on the character and appearance of the landscape. There is no evidence that the site is available or being actively promoted.

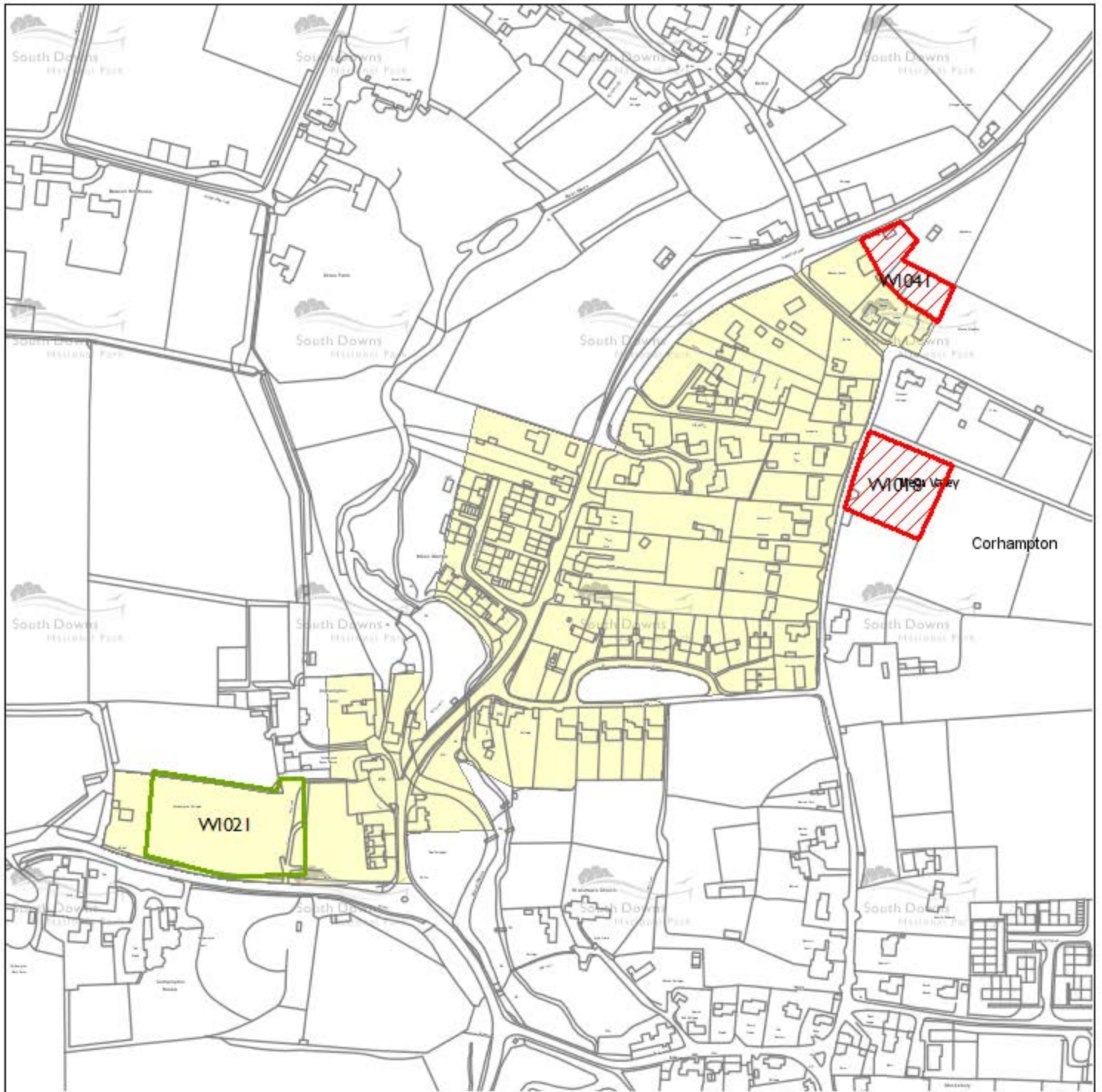
Appendix D(xi) - Winchester

Site Assessments by Settlement

Meonstoke

Settlement Map

Meonstoke




Key

Recommendation

 Has Potential (Deliverable or Developable)

 Rejected

 South Downs National Park Boundary (where applicable)

 Settlement Boundary

Site Ref	Site Address	Settlement	Parish	Recommendation	Total Yield	0-5 Years	6-10 Years	11-15 Years	Rejected/Excluded Reason
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Settlement Meonstoke									
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WI018	Land East of Rectory Lane,	Meonstoke	Corhampton and Meonstoke	Rejected	0	0	0	0	Development on the site would have a potential adverse impact on the character and appearance of the landscape.
WI021	Land at Corhampton Lane	Meonstoke	Corhampton and Meonstoke	Has Potential (Deliverable)	15	0	15	0	Not Applicable.
WI041	Land to the southeast of Warnford Road and North of Stocks Lane	Meonstoke	Corhampton and Meonstoke	Rejected	0	0	0	0	The site is not considered suitable to yield 5 or more homes.

Total by Settlement	15	0	15	0
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Site Reference
WI021

Area
Winchester

Site Address
Land at Corhampton Lane

Settlement
Meonstoke
Parish
Corhampton and Meonstoke

Source
Previously assessed by Borough/District Council

Current Use
Residential garden

Summary of Landscape Assessment
Medium sensitivity due to relative level of containment within the settlement pattern. Existing trees on the site make a strong contribution to local landscape character.

Summary of Suitability	Is the site suitable?
A relatively small proportion of the eastern end of the site is within the Conservation Area. The eastern edge of the site is around 40 metres from Corhampton Church, a Grade I Listed Building. However, there is existing screening around the north and east of the site, which makes the site relatively well contained. The landscape assessment does recognise the contribution of trees within the site, particularly along the southern boundary which are considered to make a significant contribution to the character of the village.	Yes

Summary of Availability	Is the site available?
The site is in multiple ownership, but has been promoted by all owners, who have previously indicated that the site would be available immediately.	Yes

Summary of Achievability	Is development on the site achievable?
There is no reason to indicate why development on the site is not achievable.	Yes

Assessment Recommendation	Has Potential (Deliverable)
----------------------------------	------------------------------------

Reason for Rejection
Not Applicable.

Site Area (Ha)	Site Density (dph)	Estimated Yield	0-5 years	6-10 years	11-15 years
1	15	15	0	15	0

Site Ref	Site Address	Summary of Landscape Assessment	Summary of Suitability	Suitable	Summary of Availability	Available	Summary of Achievability	Achievable	Reason for Rejection
Settlement Meonstoke									
WI018	Land East of Rectory Lane,	Medium/High sensitivity The site does not relate well to the existing settlement pattern, has little or no containment and is open to views from surrounding higher ground.	The site is not considered to be suitable. The site sits above the surrounding settlement, and is not considered to be well related to the settlement and or contained by existing screening or surrounding development. There is existing screening from hedgerows along the north and west boundary, but is open to the east and south and, as the landscape assessment concludes, the site is open to views from the surrounding area, including the South Downs Way.	No	The site is in single ownership and the owner has previously indicated that the site would be available immediately.	Yes	There is no reason to indicate why development on the site is not achievable.	Yes	Development on the site would have a potential adverse impact on the character and appearance of the landscape.
WI041	Land to the southeast of Warnford Road and North of Stocks Lane	Medium/High Sensitivity Medium sensitivity on lower slopes due to existing residential use and surrounding land use, Medium/ high sensitivity to eastern part of site where views and landscape character impacts are likely due to site elevation.	The site is well contained within the existing settlement pattern along the A32 and would be seen within this context, however the site rises to the east and development on these upper parts of the site would be more visible and is in close proximity to the South Downs Way. The surrounding residential development is low density and dispersed. Therefore, the site is considered suitable, in principle, for small scale low density development focused to the north west of the site. However the yield is expected to be lower than 5 units, which is the threshold for this study.	No	This site has previously been suggested for inclusion within an amended settlement boundary by a part owner of the site.	Yes	There is no reason to indicate why development on the site is not achievable.	Yes	The site is not considered suitable to yield 5 or more homes.

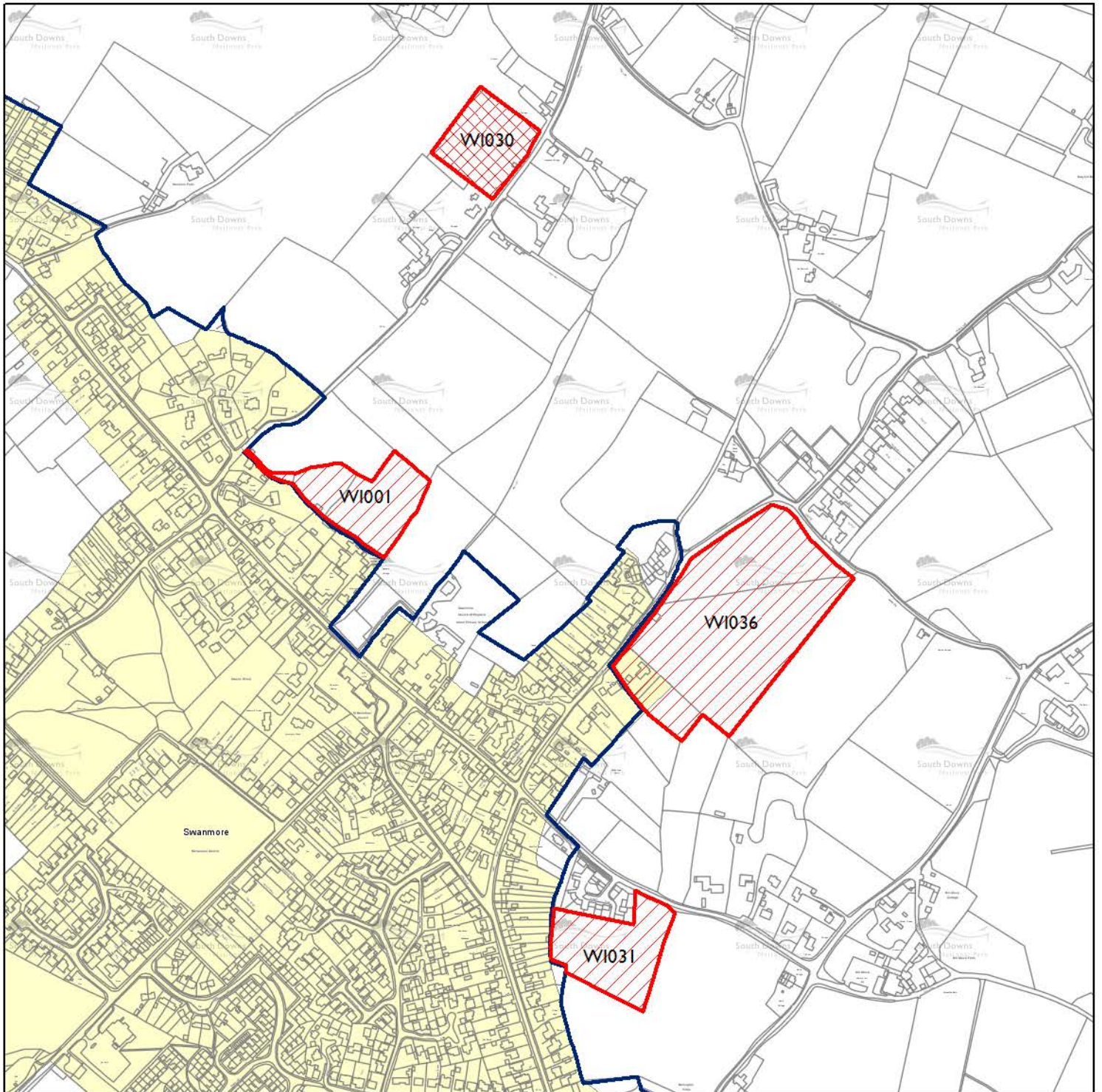
Appendix D(xi) - Winchester

Site Assessments by Settlement


Swanmore

Settlement Map

Swanmore



Key

Recommendation  South Downs National Park Boundary (where applicable)

 Rejected  Settlement Boundary

 Excluded

Site Ref	Site Address	Settlement	Parish	Recommendation	Total Yield	0-5 Years	6-10 Years	11-15 Years	Rejected/Excluded Reason
Settlement Swanmore									
WI001	Land adj to Swanmore Primary School and Church Car Park	Swanmore	Swanmore	Rejected	0	0	0	0	Development on the site would have a potential adverse impact on the character and appearance of the landscape.
WI030	Macs Wood, Hampton Hill, Upper Swanmore	Swanmore	Swanmore	Excluded	0	0	0	0	The site is not considered to be previously developed land, is outside a settlement and is detached and unrelated to that settlement.
WI031	Land at Dodds Lane,	Swanmore	Swanmore	Rejected	0	0	0	0	Development on the site would have a potential adverse impact on the character and appearance of the landscape.
WI036	Little Vicarage Farm	Swanmore	Swanmore	Rejected	0	0	0	0	Development on the site would have a potential adverse impact on the character and appearance of the landscape.
Total by Settlement					0	0	0	0	

Site Ref	Site Address	Summary of Landscape Assessment	Summary of Suitability	Suitable	Summary of Availability	Available	Summary of Achievability	Achievable	Reason for Rejection
Settlement Swanmore									
WI001	Land adj to Swanmore Primary School and Church Car Park	Medium/High Sensitivity Due to existing trees limiting developable area and access. Potential for impacts on local public right of way network.	The site is an uncultivated field which is well enclosed by mature trees and hedges. There is a small patch of woodland to the west and agriculture fields to the north and east and residential area to the south. The site is well contained and screened by existing trees and woodland, however this is considered to limit the development potential of the site. It is considered appropriate for a low density development in order to retain surrounding trees, subject to impact of access on wooded boundary along Hampton Hill.	No	The owner of the sites have previously indicated that the site would be available immediately.	Yes	There is no reason to indicate why development on the site is not achievable.	Yes	Development on the site would have a potential adverse impact on the character and appearance of the landscape.
WI031	Land at Dodds Lane,	Medium/High Sensitivity The site is medium high sensitivity due to the topography affecting views and poor relationship with the settlement pattern.	The site is of significant size and scale in relation to the surrounding settlement pattern. The eastern section is considered to be highly sensitive and development should be focused on the eastern part of the site with careful design and consideration of existing topography and views into the site.	No	The site is single ownership and is immediately available for development. There is a current Pre-Application enquiry pending consideration.	Yes	There is no reason to indicate why development on the site is not achievable.	Yes	Development on the site would have a potential adverse impact on the character and appearance of the landscape.
WI036	Little Vicarage Farm	High Sensitivity High landscape sensitivity due to the public right of way and impact on users, large scale of site, impact on	This a large site located on the edge of the settlement, within a rural/low density character associated with the surrounding countryside. The site is physically adjacent to the settlement	Yes	The site is considered to be available for development.	No	There is no reason to indicate why development on the site is not achievable.	Yes	Development on the site would have a potential adverse impact on the character and appearance of the

Site Ref	Site Address	Summary of Landscape Assessment	Summary of Suitability	Suitable	Summary of Availability	Available	Summary of Acheivability	Achievable	Reason for Rejection
WI036	Little Vicarage Farm	surrounding views from and to the village. Poor relationship with settlement pattern.	boundary in the south eastern corner, but the site is not considered to be well related to the settlement. There are two public rights of way which run across the site. The site is located within a Mineral Consultation Area.	Yes		No		Yes	landscape.

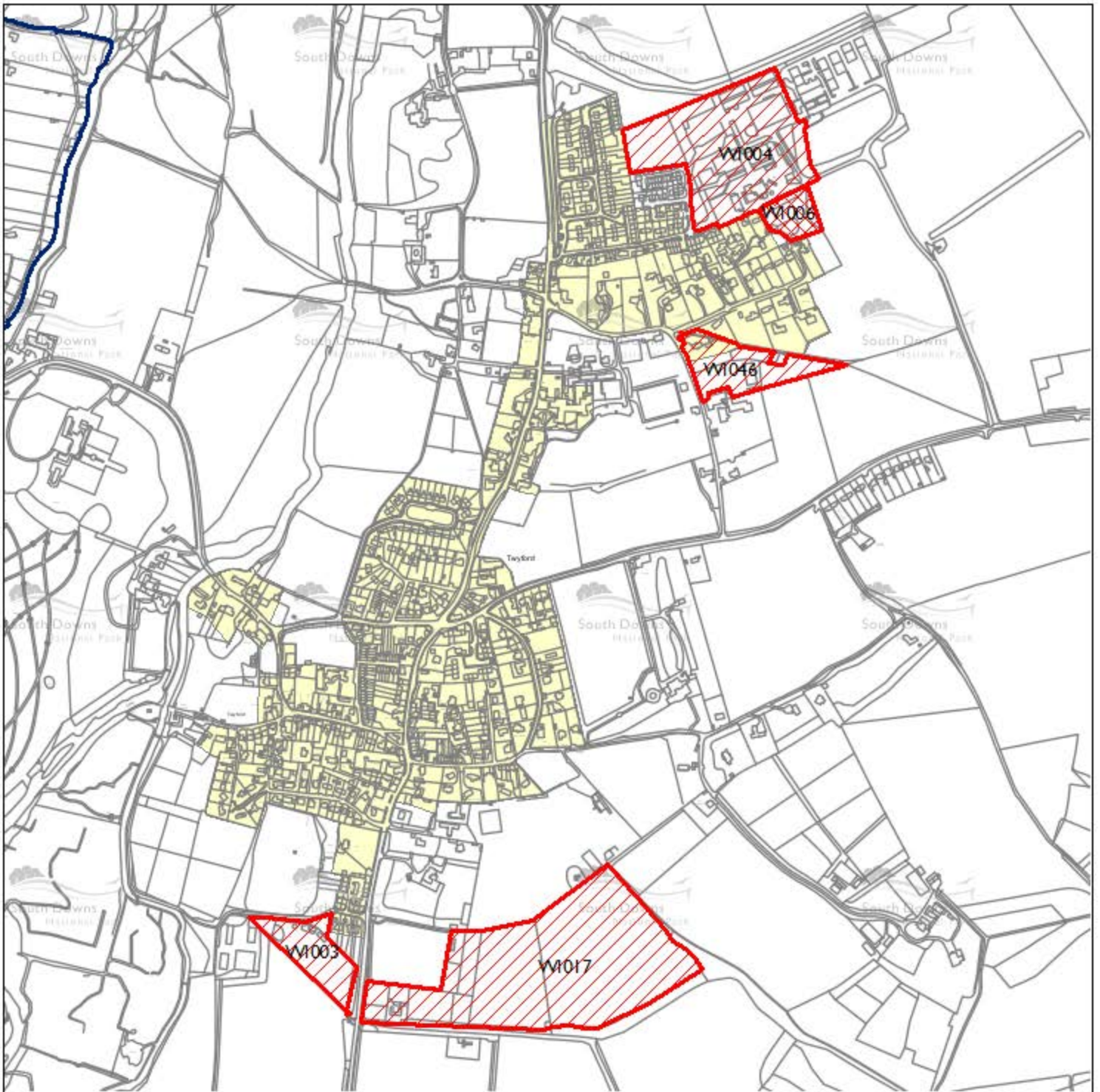
Appendix D(xi) - Winchester

Site Assessments by Settlement





Twyford

Settlement Map

Twyford



Key

- Recommendation  South Downs National Park Boundary (where applicable)
-  Rejected
-  Settlement Boundary
-  Excluded

Site Ref	Site Address	Settlement	Parish	Recommendation	Total Yield	0-5 Years	6-10 Years	11-15 Years	Rejected/Excluded Reason
Settlement Twyford									
WI003	Land adjoining and to rear of 6 Manor Farm Green	Twyford	Twyford	Rejected	0	0	0	0	There is no evidence that the site is available or being actively promoted.
WI004	Northfields Farm	Twyford	Twyford	Rejected	0	0	0	0	There is no evidence that the site is available or being actively promoted for residential development. Loss of employment land.
WI006	Northfields Farm	Twyford	Twyford	Excluded	0	0	0	0	Development under construction.
WI017	Land North of Hare Lane, Twyford,	Twyford	Twyford	Rejected	0	0	0	0	Development on the site would have a potential adverse impact on the character and appearance of the landscape.
WI046	Down End, Bourne Lane	Twyford	Twyford	Rejected	0	0	0	0	The site is not considered suitable to yield 5 or more homes.

Total by Settlement	0	0	0	0
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Site Ref	Site Address	Summary of Landscape Assessment	Summary of Suitability	Suitable	Summary of Availability	Available	Summary of Achievability	Achievable	Reason for Rejection
Settlement Twyford									
WI003	Land adjoining and to rear of 6 Manor Farm Green	Medium Sensitivity Medium sensitivity to limited development of farmstead type layout consistent with surrounding character.	The site is visible from the public right of way, which runs along the southern boundary of the site. A limited amount of the site is physically adjacent to the settlement and the Conservation Area. The site may be suitable for a small amount of development on the eastern end of the site along the high street. This would need to respect the setting of the Conservation Area and take into account the surrounding character of adjacent residential development. The site is located within Site of Special Scientific Interest (SSSI) Impact Risk Zone (IRZ) (requires further advice from Natural England)	Yes	There is no recent information available to suggest that the site is being actively promoted or is available for development.	No	There is no reason to indicate why development on the site is not achievable.	Yes	There is no evidence that the site is available or being actively promoted.
WI004	Northfields Farm	Medium Sensitivity Medium sensitivity (despite the PDL status) due to the elevated position of the site and the intrusion that redevelopment could cause if not carefully designed. More sensitive to the east in the open downs character areas and long distance views.	The site is relatively well contained by existing landscape scheme to screen industrial buildings and car parking from surrounding landscape. It is adjacent to residential development to west. The site may be suitable for mixed use development, which will retain employment uses on the site. The site is located within a Site of Special Scientific Interest (SSSI) Impact Risk Zone (IRZ) (may require further advice from Natural England)	Yes	Outline planning permission for redevelopment of the site for mixed use development (not including C3 residential). A reserved matters application	No	There is no reason to indicate why development on the site is not achievable.	Yes	There is no evidence that the site is available or being actively promoted for residential development. Loss of employment land.

Site Ref	Site Address	Summary of Landscape Assessment	Summary of Suitability	Suitable	Summary of Availability	Available	Summary of Achievability	Achievable	Reason for Rejection
WI017	Land North of Hare Lane, Twyford,	Medium/High Sensitivity Medium high sensitivity due to large scale of site, access issues, prominence of site, steeply sloping topography and poor relationship to settlement pattern	There is limited connectivity with the settlement and the site is relatively visible, including from the surrounding public right of ways. A small part of the site is physically adjacent to the Conservation Area, where the site is adjacent to Collection House. Therefore, the site is not considered suitable.	No	The site is in single ownership and the owner has previously indicated that the site would be available immediately.	Yes	There is no reason to indicate why development on the site is not achievable.	Yes	Development on the site would have a potential adverse impact on the character and appearance of the landscape.
WI046	Down End, Bourne Lane	Medium/High Sensitivity Highly variable site with significant mature trees to conserve. The western part of the site is less sensitive Medium sensitivity than the eastern part of the site where the existing trees are of great significance in the landscape - High sensitivity. Arboriculture advice essential if progressed.	The site is well contained by surrounding residential property boundaries, however given the conclusions of the landscape assessment and the character of the surrounding area any development on the site will need to be small scale and therefore the site is not considered suitable for the development of 5 or more dwellings, which is the threshold for this study.		The site is in single ownership and the owner has previously indicated that the site would be available immediately.	Yes	There is no reason to indicate why development on the site is not achievable.	Yes	The site is not considered suitable to yield 5 or more homes.

Appendix D(xi) - Winchester

Site Assessments by Settlement

Warnford

Settlement Map

Warnford



Key

Recommendation

 Has Potential (Deliverable or Developable)

 Rejected

 Excluded

 South Downs National Park Boundary (where applicable)

Site Ref	Site Address	Settlement	Parish	Recommendation	Total Yield	0-5 Years	6-10 Years	11-15 Years	Rejected/Excluded Reason
Settlement Warnford									
WI002	Manor Farm Dairy, Old Winchester Hill Lane	Warnford	Warnford	Rejected	0	0	0	0	Development on the site would have a potential adverse impact on the character and appearance of the landscape. Development on the site would have a potential adverse impact on heritage assets.
WI026	Land to the North of 4 Coronation Cottages, Off Lippen Lane	Warnford	Warnford	Excluded	0	0	0	0	The site is not considered suitable to yield 5 or more homes.
WI027	Land Adjacent 'The Farm House', off Lippen Lane	Warnford	Warnford	Excluded	0	0	0	0	The site is not considered suitable to yield 5 or more homes.
WI028	Land at 'The Old Grain Store' & 'The Long Barn' off Lippen Lane	Warnford	Warnford	Has Potential (Deliverable)	6	6	0	0	Not Applicable.
Total by Settlement					6	6	0	0	

WI028

Land at 'The Old Grain Store' & 'The Long Barn' off Lippen Lane

Warnford



Key

Recommendation

 South Downs National Park Boundary (where applicable)

 Has Potential (Deliverable)

Site Reference
WI028

Area
Winchester

Site Address Land at 'The Old Grain Store' & 'The Long Barn' off Lippen Lane	Settlement Warnford
	Parish Warnford

Source Previously assessed by Borough/District Council	Current Use Employment
--	----------------------------------

Summary of Landscape Assessment Medium/High Sensitivity The prominence of the site on the valley side means that this site has significant potential to impact on landscape and visual character. Residential development would introduce suburban character into the agricultural landscape. Alternative use may be appropriate with sympathetic (i.e. farmstead) design.

Summary of Suitability There is some existing screening to north and south, however the site rises to north west and as the landscape assessment identifies the site is in a visibly prominent and elevated position on valley side. Therefore, it is considered that the development on part of the site may be suitable, which replaces the existing barn on the north of site and is of sympathetic design (for example in a farmstead design).	Is the site suitable? Yes
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Summary of Availability The previously agricultural buildings on the site have been converted into employment use. 'The Old Grain Store' to the south east of the site was occupied at the time of the visit, 'The Long Barn' was vacant. We would need to be satisfied that the loss of employment land was acceptable.	Is the site available? Yes
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Summary of Achievability There is no reason to indicate why development on the site is not achievable.	Is development on the site achievable? Yes
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Assessment Recommendation	Has Potential (Deliverable)
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Reason for Rejection Not Applicable.
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Site Area (Ha) 0.3	Site Density (dph) 20	Estimated Yield 6	0-5 years 6	6-10 years 0	11-15 years 0
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Site Ref	Site Address	Summary of Landscape Assessment	Summary of Suitability	Suitable	Summary of Availability	Available	Summary of Achievability	Achievable	Reason for Rejection
Settlement Warnford									
WI002	Manor Farm Dairy, Old Winchester Hill Lane	High Sensitivity The site is in a highly sensitive location and is detached from the settlement. The scale of the existing dairy unit is substantial although does not appear incongruous owing to its agricultural character. Changing the use of the site to residential would be detrimental to the landscape character owing to the suburban character that this would introduce into the site. Could alternatively be considered for appropriate employment use.	The site is detached from the main part of the settlement by the A32. The site is immediately adjacent to a Grade II Listed Building and is surrounded on three sides by Warnford Park, a Registered Park and Garden, which contains the Church of Our Lady (Grade I Listed Building) and the remains of St Johns House (Grade I Listed Building and Scheduled Ancient Monument). There is existing screening around the site to the north and west, but there are open boundaries to the south and east. The site is associated with the downland to the west of Old Winchester Hill and just under a third of the site (eastern and southern edge) is located within the Registered Park and Garden designated area. The site is within a Mineral Consultation Area.	No	The site is in single ownership and the owner has previously indicated that the site would be available immediately.	Yes	There is no reason to indicate why development could not be achieved. The potential contamination of the site from agricultural uses would need to be investigated further.	Yes	Development on the site would have a potential adverse impact on the character and appearance of the landscape. Development on the site would have a potential adverse impact on heritage assets.

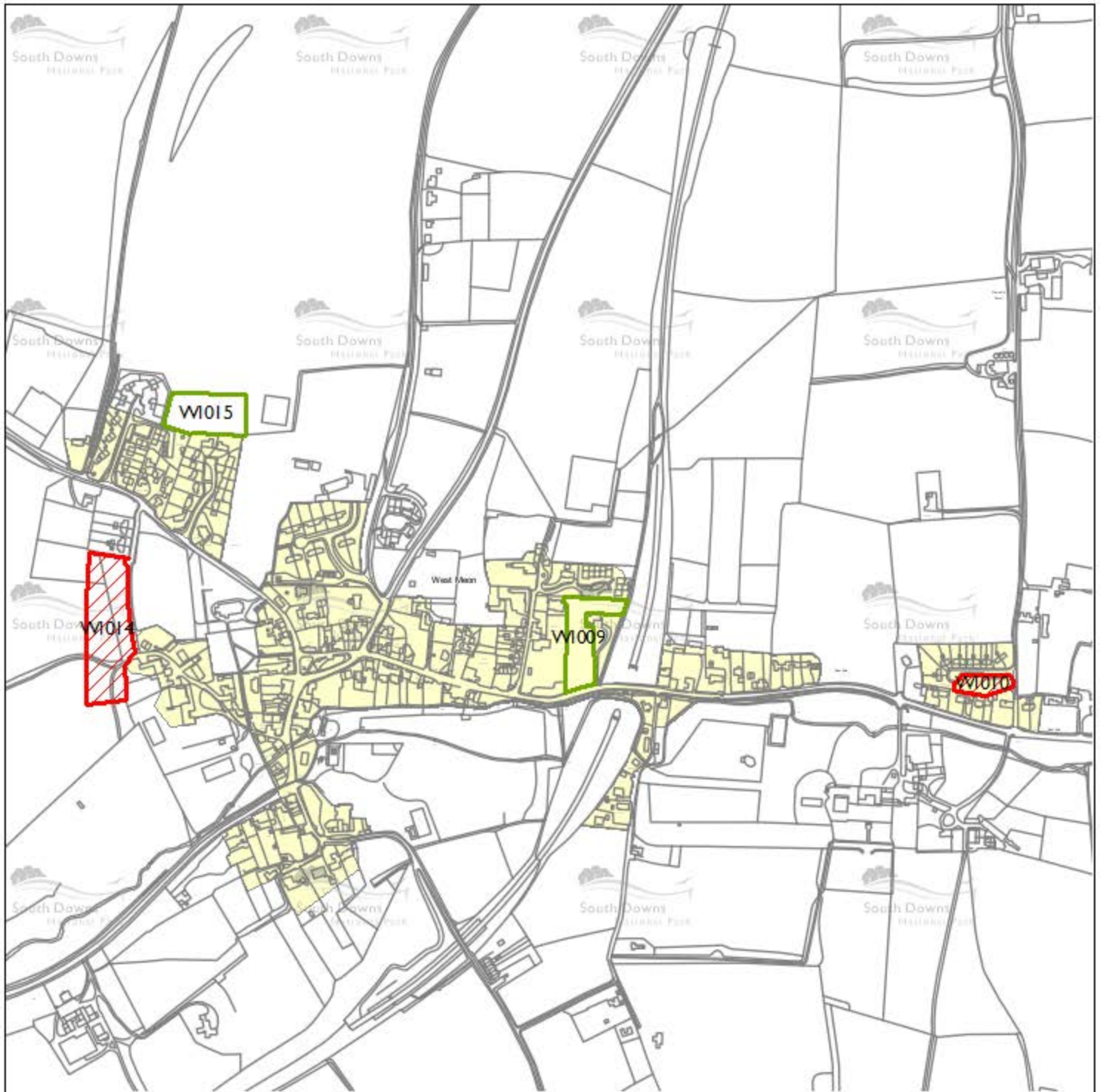
Appendix D(xi) - Winchester

Site Assessments by Settlement

West Meon

Settlement Map

West Meon




Key

Recommendation

 Has Potential (Deliverable or Developable)

 Rejected

 South Downs National Park Boundary (where applicable)

 Settlement Boundary

Site Ref	Site Address	Settlement	Parish	Recommendation	Total Yield	0-5 Years	6-10 Years	11-15 Years	Rejected/Excluded Reason
Settlement West Meon									
WI009	Meadow House,	West Meon	West Meon	Has Potential (Deliverable)	6	0	6	0	Not Applicable.
WI010	Meonwara Crescent Allotments	West Meon	West Meon	Rejected	0	0	0	0	There is no evidence that the site is available or being actively promoted.
WI014	Floud Lane	West Meon	West Meon	Rejected	0	0	0	0	The site is not considered suitable to yield 5 or more homes.
WI015	Floud Lane and Long Priors	West Meon	West Meon	Has Potential (Deliverable)	14	14	0	0	Not Applicable.
Total by Settlement					20	14	6	0	

Site Reference
WI009

Area
Winchester

Site Address
Meadow House,

Settlement
West Meon

Parish
West Meon

Source
Previously assessed by Borough/District Council

Current Use
Residential garden

Summary of Landscape Assessment
Medium Sensitivity The site is visible from local public right of way, is located on key landscape features (River Meon and railway line) and is adjacent to conservation area on 2 sides. Heavily constrained site within the Settlement Policy Boundary.

Summary of Suitability	Is the site suitable?
The site includes a large part of the residential garden of Meadow House. Given the landscape assessment (above) and other constraints it is considered appropriate to limit development in the northern part of the site would be appropriate, this would also avoid the part of the site within flood zone 2 & 3. Any development would need to be carefully designed and considered to take into account potential impact on the setting of the adjacent Conservation Area and the need to retain important mature trees within the site.	Yes

Summary of Availability	Is the site available?
The site is in single ownership and the owner has previously indicated that the site would be available.	Yes

Summary of Achievability	Is development on the site achievable?
There is no reason to indicate why development on the site is not achievable.	Yes

Assessment Recommendation	Has Potential (Deliverable)
----------------------------------	------------------------------------

Reason for Rejection
Not Applicable.

Site Area (Ha)	Site Density (dph)	Estimated Yield	0-5 years	6-10 years	11-15 years
0.5	12	6	0	6	0

Site Reference
WI015

Area
Winchester

Site Address
Floud Lane and Long Priors

Settlement
West Meon
Parish
West Meon

Source
Previously assessed by Borough/District Council

Current Use
Agricultural

Summary of Landscape Assessment
Medium sensitivity The site is visible from local public right of way, is located on key landscape features (River Meon Valley sides) and is visible in long views owing to elevation. The southern part of the site is less sensitive owing to reduced visibility and influence of adjacent housing development. Northern part of site would be Medium/High sensitivity

Summary of Suitability	Is the site suitable?
The site is relatively well contained with boundaries shared with settlement to the south and west. The site is open to the north and adjacent to the recreation ground to the east. The site rises to the north east and as noted in the landscape assessment, this part of the site is more sensitive.	Yes

Summary of Availability	Is the site available?
The site is in single ownership and the owner has previously indicated that the site would be available immediately.	Yes

Summary of Achievability	Is development on the site achievable?
There is a potential access point from Long Priors, but this would need to be achieved without adversely affecting the existing line of mature trees.	Yes

Assessment Recommendation	Has Potential (Deliverable)
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Reason for Rejection
Not Applicable.

Site Area (Ha)	Site Density (dph)	Estimated Yield	0-5 years	6-10 years	11-15 years
0.5	28	14	14	0	0

Site Ref	Site Address	Summary of Landscape Assessment	Summary of Suitability	Suitable	Summary of Availability	Available	Summary of Achievability	Achievable	Reason for Rejection
Settlement West Meon									
WI010	Meonwara Crescent Allotments	Low/Medium Sensitivity Low/medium sensitivity due to intervisibility with adjoining properties and existing trees. Existing landscape is not representative of the local landscape character although may have community value.	The site is located within the defined settlement boundary of West Meon. The site is considered to be suitable for a small number of units, subject to the impact on existing residential properties, including listed buildings to the south.	Yes	There is no known availability or recent activity on the site.	No	There is no reason to indicate why development on the site is not achievable.	Yes	There is no evidence that the site is available or being actively promoted.
WI014	Floud Lane	High Sensitivity The site is highly visible in a sensitive location within views towards church. Poor landscape framework means that the site has low capacity to absorb development. Very limited/no development capacity.	The site is located outside the defined settlement boundary of West Meon. The site is adjacent to the conservation area and in close proximity of a Grade II Listed Church (east). A public right of way runs through the southern part of the site.	No	The site is in single ownership and the owner has previously indicated that the site would be available immediately.	Yes	There is no reason to indicate why development on the site is not achievable.	Yes	The site is not considered suitable to yield 5 or more homes.

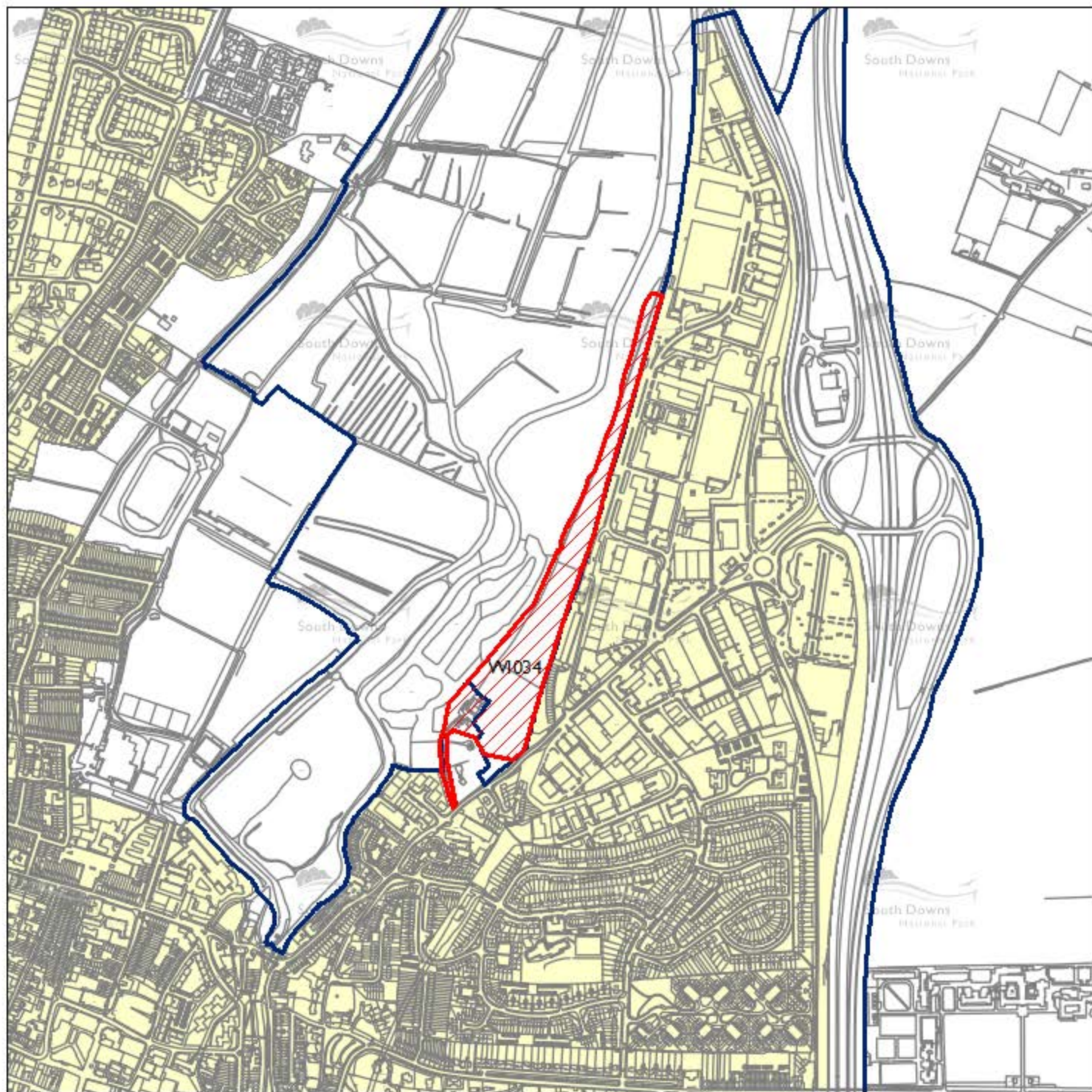
Appendix D(xi) - Winchester

Site Assessments by Settlement




Winchester

Settlement Map

Winchester North



Key


- Recommendation  South Downs National Park Boundary (where applicable)
-  Rejected  Settlement Boundary



Settlement Map

Winchester East



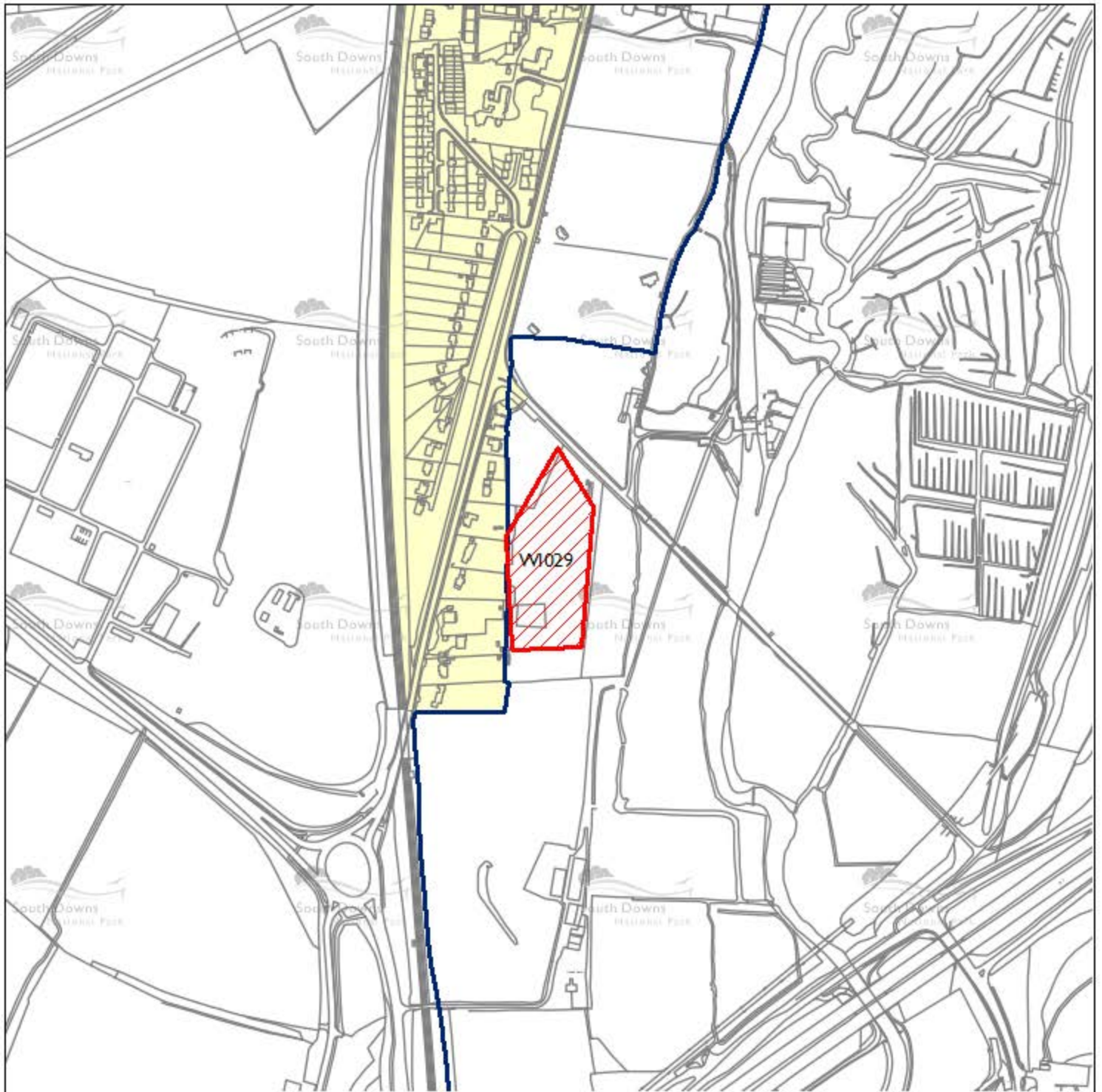
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Recommendation  South Downs National Park Boundary (where applicable)




 Excluded  Settlement Boundary

Settlement Map

Winchester South



Key

- Recommendation  South Downs National Park Boundary (where applicable)
-  Rejected  Settlement Boundary

Site Ref	Site Address	Settlement	Parish	Recommendation	Total Yield	0-5 Years	6-10 Years	11-15 Years	Rejected/Excluded Reason
Settlement Winchester									
WI016	Plasco, Chilcomb Lane	Winchester	Chilcomb	Excluded	0	0	0	0	The site is not considered to be previously developed land, is outside a settlement and is detached and unrelated to that settlement.
WI029	Land adjacent to Five Bridges Road	Winchester	Winchester (unparished)	Rejected	0	0	0	0	Development on the site would have a potential adverse impact on the character and appearance of the landscape.
WI034	Dykes Farm, Easton Lane	Winchester	Winchester (unparished)	Rejected	0	0	0	0	Development on the site would have a potential adverse impact on the character and appearance of the landscape.
Total by Settlement					0	0	0	0	

Site Ref	Site Address	Summary of Landscape Assessment	Summary of Suitability	Suitable	Summary of Availability	Available	Summary of Achievability	Achievable	Reason for Rejection
Settlement Winchester									
WI029	Land adjacent to Five Bridges Road	High sensitivity High sensitivity due to the valley side location in a prominent and well used landscape. The landscape is largely remote from the city and development which encroaches towards the valley floor would be detrimental to this.	The site is adjacent to a Conservation Area to the north and the River Itchen Site of Special Scientific Interest (SSSI) to the east. The site is located within an SSSI Impact Risk Zone (IRZ) (requiring additional advice from Natural England). Due to the sites prominent location on the valley side the site is visible from surrounding area, particular to the north and south. The site is adjacent to existing ribbon development to the west, but the surrounding landscape to the west is prominently rural in character.	No	The site is in single ownership and the owner has previously indicated that the sites would be available within first 5 years of the plan period.	Yes	There is no reason to indicate why development on the site is not achievable.	Yes	Development on the site would have a potential adverse impact on the character and appearance of the landscape.
WI034	Dykes Farm, Easton Lane	Medium/High Sensitivity The site is High Sensitivity in the northern section, (from the edge of the fishing club /first field boundary onwards) where it relates strongly to the adjacent river course and floodplain features. Previously developed land (PDL) to the south along Easton Lane is Low to Medium Sensitivity, surrounding this the first field is Medium Sensitivity	The site is visible along its length from the Itchen Way long distance way marked trail, which passes through the site along the western boundary. It is adjacent to River Itchen Site of Special Scientific Interest (SSSI) and flood zone 2 to the east. The site is located within an SSSI Impact Risk Zone (IRZ) (requiring additional advice from Natural England). Part of the site lies within an archaeological site and this is considered a potential constraint and could require significant mitigation work. The site lies within 250 m of an Historic Landfill Site.	No	The site is being actively promoted and is considered available for development	Yes	There is no reason to indicate why development on the site is not achievable.	Yes	Development on the site would have a potential adverse impact on the character and appearance of the landscape.

Site Ref	Site Address	Summary of Landscape Assessment	Summary of Suitability	Suitable	Summary of Availability	Available	Summary of Achievability	Achievable	Reason for Rejection
WI034	Dykes Farm, Easton Lane	which increases to Medium High along its northern section which slopes towards the river valley.							